



# Vigo County Assessor

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*Deborah J Lewis ~ Assessor*

*Susan McCarty ~ Chief Deputy*

September 6, 2013

Barry Wood  
Director, Assessment Division  
Department of Local Government Finance  
Re: Vigo County 2013 Ratio Study

Dear Mr. Wood:

This letter is supplemental to the internal 2013 Ratio Study submittal. This letter of explanation will assist you and your staff as you review the workbook values and analyze the 2013 Ratio Study.

Values in the Ratio Study were set by analyzing valid sales disclosure transactions occurring between January 1, 2012 and March 1, 2013. The values are based upon updated land values, updated cost schedules (including the updated depreciation base year and location cost multiplier) and any changes in parcel characteristics discovered during the 2012 reassessment.

The ratio study is submitted as an MS Excel spreadsheet with a spreadsheet tab for each of the six major property classes, as well as a tab for Summary, Formatted and MultiParcel Sales.

## Residential Improved

There are sufficient valid sales in 9 of the townships to analyze individually. There are minimal valid sales in the townships of Linton, Nevins and Prairie Creek to analyze individually. Therefore, these sales are combined, analyzed and listed as Grouped Residential Improved.

## Residential Vacant

There are minimal valid sales in the townships to analyze individually. Therefore, all valid sales in the townships of Fayette, Honey Creek, Lost Creek, Pierson, Sugar Creek and Terre Haute City – Harrison are combined, analyzed and listed as Grouped Residential Vacant.

Commercial Improved

There are sufficient valid sales in the township of Terre Haute - Harrison to analyze individually. There are minimal valid sales in the remaining townships to analyze individually. Therefore, all valid sales in the townships of Honey Creek, Lost Creek, Otter Creek and Sugar Creek are combined, analyzed and listed as Grouped Commercial Improved.

Commercial Vacant

There are insufficient valid sales in this property class. Therefore, there is no submittal.

Industrial Improved

There are insufficient valid sales in this property class. Therefore, there is no submittal.

Industrial Vacant

There are insufficient valid sales in this property class. Therefore, there is no submittal.

Lastly, August 28<sup>th</sup> Mr. David Schwab emailed to me and my vendor an MS excel spreadsheet titled Vigo Sales Reconciliation. Please consider the attached Sales Reconciliation with the review of the Ratio Study. The Sales Reconciliation includes additional sales data information and/or explanations as per a phone conversation between Mr. Schwab and Phyl Olinger on September 3<sup>rd</sup>.

Hopefully, this brief narrative will assist you in the review of the Vigo County 2013 Ratio Study.

Respectfully Submitted,  
Debbie Lewis  
Vigo County Assessor